

# TWIN LAKES

subdivision homeowners association, inc.  
A Corporation Not-for Profit  
BOARD MEETING MINUTES

Date: July 20, 2017 Time: 6:30 p.m. Location: 24209 Painter Dr.

**I. Call to order:** Jim Clark called the meeting to order at 6:35 PM

**A. Directors present:**

1. President – Jim Clark
2. VP- Larry Wissinger
3. Treasurer – John Pavka
4. Secretary- Absent
5. Randy Cook
6. Kathy Clark
7. Terry Henry
8. Jim Beazel

**B. Directors Absent:**

- Steve Fickett  
Bonni Axler

**C. Residents present:**

1. Kelly Cook
2. Dean Goldsworthy

**D. West Coast Management Co.**

1. Lisa Deprez, LCAM Manager

Jim Beazel made a **MOTION** to waive the reading of the minutes and accept the Meeting Minutes from June as presented. Randy Cook seconded the motion. The motion passed.

Dean Goldsworthy was in attendance to take feedback on the website and test the distribution list. He will work with Larry on content and layout.

Ryan Sullivan from Gulfcoast Lakes and Wetlands attended the meeting. He discussed the spraying they do behind the residences from Steve down to Gloria and stated that this justified their monthly report that stated that they had treated the lake. He said Frank is usually there when they spray. They access through Nigel's yard. This is what they do when they cannot access the lake by boat. The board stated they would verify the stated monthly treatment.

**II. REPORTS**

**A. Financial – John Pavka**

1. John gave the Financial report.
2. Budget Committee: Budget meeting scheduled for July 25<sup>th</sup> 2017 at 6:30pm at the Clark residence. Jim Clark, Jim Beazel, John Pavka, Kathy Clark and Terry Henry volunteered to be on the committee. Bonni Axler ask to sit in on the workshop. Ali Erturk will attend. Paul from WC Management will attend.
3. Reserve study: Jim Beazel made a **MOTION** to approve \$2400 to hire Paul Grifoni to complete a reserve study for Twin Lakes. Larry Wissinger seconded the motion. Motion passed.

**B. Management – Lisa Deprez discussed the changes to the statutes that took effect on July 1<sup>st</sup>. One change was to estoppels. Larry Wissinger made a **MOTION** to have WCM complete estoppels on behalf of their association and adopt the estoppel policy. Terry Henry seconded the motion. Motion passed unanimously.**

**III. COMMITTEE REPORTS**

**A. Architectural Committee – Kathy Clark, Terry Henry, Debbie Allison and Anna Maria Wissinger**

1. Kathy presented the arch committee report. One ARC requests open for Casey Carter for a new fence-it was approved.

**B. Storm Water Maintenance Committee-Steve Fickett**

1. No report

**C. Landscaping Committee – Steve Fickett/Jim Clark**

1. Tree Lights- Tree lights on West Side along entrance are out. Jim Clark and Larry Wissinger will work to get the lights installed for as close to the \$4500 as possible.

2. One Year Evaluation of Vizzari contract- Mike Vizarri will be invited to the next Board meeting.
- D. Inspections Committee – Kathy Clark and West Coast Mgt. Lisa Deprez, Bonnie Axler
1. Curb Appeal –
    - a) August- Robert and Jacque Harmon-24114 Painter Dr.
  2. July inspection conducted on July 12<sup>th</sup>.
  3. Hearing Panel- no report
- E. By-Law Committee – Jim Clark, Larry, Terry, Dean Goldsworthy
1. On hold until next month
- F. Pool Camera Committee – Kathy Clark
1. ~~No report.~~ Kathy reported people still in the pool after hours and we need better cameras for the parking lot to see cars and faces better.
- G. Emergency Management Committee – Larry Wissinger
1. Larry presented the Emergency Management Plan he developed and explained the importance of the plan. He would like everyone to read it and provide feedback. Once he finalizes it, there will be a link on the thoa website.
- H. Complaints –
1. Discussed grass along the lake-Homeowner responsibility to trim the grass while the lake is down. Lisa to reply to HO who sent in the complaint.

#### IV. UNFINISHED BUSINESS

- A. Terra Bella/Twin Lakes property discussion- No action on this.
- B. Swimming Pool Upgrades:
1. Jim has the materials to paint the walls and floor of the womens bathroom.
- C. Newsletter: Jim Clark will draft a newsletter. Has discussed the pricing of delivery with UPS store.
- D. Handicap Parking- Jim Clark and Jim Beazel completed the parking spot.
- E. West Coast Contract-Lisa to get a clean copy of the contract from Denise to send to the Board.
- F. Removal of Fences around the ponds – After consulting the attorney and insurance company, both said it was not a problem to remove the fences. WCM to draft a letter to residents letting them know why we are removing them. Jim will get fence quotes to remove the fence for board consideration.

#### V. NEW BUSINESS

- A. Pipe Break – Jim Clark, Jim Beazel and Larry worked to stop the leak and added an extra spicket for a hose at the pool. Vizzari ran a new line down the south side of the pool and tied into the line by the pool equipment enclosure.
- B. Board Terms: Jim Clark, Steve Fickett and Randy Cook have terms expiring this year.

#### VI. DATES TO REMEMBER:

1. **INSPECTION** – August 9th
2. **REGULAR MEETING** - August 17th
3. **GARAGE SALE** – Saturday & Sunday, October 7 & 8, 2017
4. **ANNUAL MEETING** –Saturday October 21, 2017 9:00 a.m. registration. 10:00 a.m. Call to order

#### VII. ADJOURNMENT - Meeting adjourned at 8:50 PM

Respectfully submitted, Lisa Deprez, LCAM Manager